

OVERHILLS, CROATAN GARAGE
(Building No. 55)
Overhills Historic District
West of Thurman Road & East of Overhills golf course
Fort Bragg
Harnett County
North Carolina

HABS NC-407-AE
NC-407-AE

HABS
NC-407-AE

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

HISTORIC AMERICAN BUILDINGS SURVEY
SOUTHEAST REGIONAL OFFICE
National Park Service
U.S. Department of the Interior
100 Alabama St. NW
Atlanta, GA 30303

HISTORIC AMERICAN BUILDINGS SURVEY

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HABS No. NC-407-AE

- Location: West of Thurman Road & east of Overhills golf course, Fort Bragg,
Harnett County, North Carolina
USGS Overhills, North Carolina, United States Quadrangle,
Universal Transverse Mercator Coordinates: Zone 17.3898694.679030
- Present Owner: Department of Defense
Department of the Army
Fort Bragg
- Original Use: Garage
- Present Use: Vacant
- Significance: The Croatan Garage on the Hill portion of the Overhills area at Fort Bragg is a contributing part of an eligible Fort Bragg historic district for the National Register of Historic Places. The Croatan Garage was constructed during 1928 and 1929 to house the automobiles owned by Percy and Isabel Rockefeller and also to provide an apartment for their driver. The Hill area is at the southwest portion of the Overhills historic district as identified in the Historic Architectural Resources Survey Report, Overhills Tract, Fort Bragg, May 2000.

PART I. HISTORICAL INFORMATION

A. Physical History

1. Date of Erection: Ca. 1928.
2. Architect: Unknown.
3. Original and Subsequent Owners: Rockefeller Family, Fort Bragg.
4. Builder, contractor, suppliers: Unknown.
5. Original plans and construction: None could be located.
6. Alterations and additions: None.

B. Historical Context:

See HABS No. NC-407 for Overhills context.

PART II. ARCHITECTURAL STATEMENT

A. General Statement:

1. Architectural Character: Built on a north-south orientation, the Croatan Garage is a two-story, terra cotta brick building with a simple rectangular plan that includes four automobile bays on the first floor and a modest apartment on the second. The garage doorways are fitted with double doors that have a six pane window above two vertical, wood panels. Dormers are located on all facades above the second floor windows, which are six-over-six, double-hung. The main block of the building has a hip roof, and a north boiler room and closet have a second hip roof. The roofing material is slate on three sides, and terra cotta pantiles on the all sides that face Croatan. The second floor apartment has two bedrooms, a living room, a kitchen, a bathroom, and a large storage closet. Original fixtures throughout the apartment are still extant.
2. Condition of the Fabric: The structure is in excellent condition. Some slate tiles on the roof are missing. Overgrown and decomposing vegetation is a problem, as it has covered part of the lower windows and doors. Gutters are blocked and leaking, causing mildew to form on the bricks. The bottom three steps are missing in the stairway. Paint is badly peeling throughout the building. Windows are in good condition, but some exterior doors are rotting at the bottom. There is standing water in the boiler room.

B. Description of Exterior:

1. Overall Dimensions: The Croatan Garage is a two-story building, with living space located above the automobile garage. The garage is oriented north-south and the west facade faces Croatan. The overall dimensions are 23'-3¼"x 49'-2¼". The north block measures 13'-7"x 10'-0". The ground slopes from east to west and covers part of the windows on the rear facade. Brick is in a Flemish bond pattern on all facades.

The north elevation (Photo NC-407-AE-5) has two windows on the north wall of the boiler room block. The upper window, located in a closet on the second level, is four-over-four, while the bottom window is six-over-six; both are double-hung. Set 10' back from the north wall of the boiler room block is the north wall of the main structure, which contains a door to the vestibule and a second story window above. The bottom of the north facade is overgrown with decomposed vegetation that reaches the sill of the first floor window.

The east elevation (Photo NC-407-AE-1) is the front facade of the garage. The symmetrical brick facade of the main structure is composed mainly of four double-door garage bays and four dormers; one located above each garage door, with six-over-six, double-hung windows. Located above each door and window is a head formed by a soldier course of bricks; a decorative brick pattern forms the

cornice. Copper downspouts run between each garage door and are attached to the brick with fleur-de-lis brackets. The east elevation of the boiler room contains an entry door on the first level.

The south elevation (Photo NC-407-AE-2, Photo NC-407-AE-3) is a symmetrical brick facade with two windows on the first level and two dormers on the second. Three downspouts on this elevation have the same copper brackets as the other facades.

The west elevation (Photo NC-407-AE-2, Photo NC-407-AE-3, Photo NC-407-AE-4) is the facade seen from Croatan. Two windows on the lower level are now partially buried under leaves and the openings have been covered with plywood. A central dormer on the second floor has a window that has also been covered by plywood. The roof on this side is composed of English clay pantile roofing, glazed black to match the slate on the other sides of the roof.

2. Foundations: Undetermined.
3. Wall Construction: The walls are terra cotta with a used brick veneer. Exterior brick is in a Flemish bond pattern, and bricks vary in length from 8½" to 9" and in width from 2½" to 3". Bricks are the same as those used on Croatan. The mortar joints are generally 1", but vary according to the size of the bricks. All window and door heads are formed with 9" bricks in a soldier course and held by a metal lintel. Window sills are rowlock bricks, flush with the surface.
4. Structural System, Framing: The walls are terra cotta with a used brick veneer. It could not be determined whether there are other structural elements in the walls.
5. Porches, Balconies: None.
6. Chimney: There is one chimney located on the south wall of the boiler room. It rises 36 courses above the roof and has two pointed, corbelled chimney pots. There are two cast iron doors at the base of the chimney, located 1'-11" above the floor. The doors measure 10"x 12" and were manufactured by H.W. Covert Company, NY. The roof has a cricket behind the chimney.
7. Openings:
 - a. Openings: None.
 - b. Doorways and Doors: The four garage door openings are identical and each doorway has double doors (Photo NC-407-AE-7). Openings are 8'-3½" wide and 7'-3½" tall, framed above by a 6½" metal angle. Exterior trim is 1¾" on the top and sides. Each door has a six light window placed over two 1'-4"x 3'-0" vertical panels; stiles and rails are mitered together and are 3½" wide with the exception of the bottom rail which is 5½" wide.

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Glass panes in the door are 1'-0" x 1'-4" set between 1¼" muntins. The hardware for the doors is original.

The north facade entrance door has been covered with plywood. The door measures 2'-8¾" x 6'-7½" and is set in a 2'-9" wide and 6'-8" tall opening. It has a four light window set over two vertical panels; glass panes are 11¾" x 12¼" and wood panels are 10" x 3'-½". The door is located 3'-10" from the east wall.

- c. Windows: Most windows throughout the garage are six-over-six, double-hung windows, with original sashes and hardware. Windows on the first floor on the rear of the building are located below ground level and set in a flagstone window well. First floor windows are 2'-9" x 3'-11".

Second floor windows, with the exception of the north facade window, are dormer windows. Inside, dormers extend 1'-2½" above the bottom of the ceiling cove. Most second floor windows are 3'-3" x 3'-11½" and have a 1" sill and 3" apron. Lights are 9" x 9" with ½" muntins, and all original hardware is extant. Windows are located 2'-9" above the floor. The window on the north facade is a four-over-four, double-hung window with 7½" x 5" glass panes. The window measures 1'-6½" x 2'-1" and is located 2'-9" above the floor. The bathroom window is 3'-3" wide and 3'-1" tall with 9" x 6½" glass panes and is located 3'-6¾" above the floor.

8. Roof:

- a. Shape, Covering: The roof for the main structure is a hip roof. The boiler room structure also has a hipped roof. The covering on most rakes is slate tile. The west roof face is covered in English clay pantile roofing, glazed black to match the slate on the other sides of the roof.
- b. Cornice, Eaves: The roof of the garage has no overhang. A decorative brick pattern makes up the cornice, where bricks are set at angles above a row of bricks that overhang the facade ½". Above the angled bricks is a strip of wood that supports a 5" gutter. Copper downspouts are attached to the brick with copper fleur-de-lis brackets.
- c. Dormers, Cupolas, Towers: The east facade has four gable dormers above the garage doors (Photo NC-407-AE-6). Each dormer contains a second floor window. The peak of the gable is 3'-8" above the top of the window. A 2½" trim is located along the rake of the dormer. The same dormers are located on the other facades of the building; two are on the south facade, one on the west, and two on north and east facades the boiler room addition.

C. Description of Interior:

1. Floor Plan: The first floor plan is an open plan with four garage bays (Photo NC-407-AE-10). The open garage area measures 21'-1¼"x 43'-6½" and has two closets at the north end under the stairway. The northwest closet measures 3'-2½"x 3'-1" and the northeast closet is 6'-5½"x 3'-1". The stairwell is located in the northeast corner.

The second floor plan is divided into five rooms and one bathroom, all can be accessed from a hallway that runs along the west side of the building. The hallway is 3'-3¼" wide (Photo NC-407-AE-11). The north room is part of the north addition and measures 11'-5"x 8'-11"; this room was probably a closet, as there are ghost lines from shelving on all walls. The kitchen in the northeast corner of the building measures 17'-5"x 11"-2½", but 11'-2"x 3'-1" of that floor space is lost to the stairway in the northwest corner of the room. The room to the south of the kitchen measures 17'-5"x 11'-5½", and the next room to the south measures 17'-5"x 10'-3". The southeast room is 15"-¼"x 12'-11½", and the bathroom, located in the southwest corner, measures 5'-2"x 9'-5¼".

2. Stairways and Ladders: There is a stairway along the north wall of the garage. The stairway has thirteen treads and fourteen risers. Treads are 11" deep, and risers are 7½" tall. Three stringers are 2" thick.
3. Flooring: The floor in the garage is concrete poured in a 3'-6" grid. There is a floor drain in the southernmost bay. The floors in the second floor are concrete as well.
4. Wall and Ceiling Finish: Interior walls of the garage area are terra cotta brick. The interior bricks are 4"x 4" x 7¾" with ½" mortar joints. The interior bricks have grooved faces and are set in an American common bond. One wall of the garage has been plastered.

The ceiling in the second floor has a cove around the exterior walls. The walls and ceiling covering are plaster.

5. Openings:
 - a. Openings: On the second floor, between the kitchen and living room, an arched opening has been cut that links the two rooms (Photo NC-407-AE-12); the archway is not original. The opening is 4'-10" wide and 6'-7½" tall at the top of the arch, and 5'-¼" tall at the springing point. The archway is not a true arch, but is instead composed of five segments.
 - b. Doorways and Doors: The doors to the rooms on the second level are 2'-8"x 6'-7" five-panel doors with 1'-11"x 10" horizontal panels and original hardware. Most doors have 4" trim on the sides and top. The bathroom

door is smaller than the rest; it measures 2'-8"x 5'-11" and has five 1'-11"x 8¼" horizontal panels.

Closet doors in the apartment are also five-panel doors with 1'-7"x 10" panels.

- c. Windows: There are none.
6. Decorative Features and Trim: There are no decorative features. Trim in the apartment is original except on the archway. Baseboards are ¾" x 5½" and trim on doors and the archway is 1"x 4", mitered at the corners.
7. Hardware: Original hardware appears to be extant for all of the windows and doors in the Croatan Garage. The hardware includes brass knobs, hinges, and locksets. Hinges are 2"x 4" with balls on the ends of the pins; knobs are 1¾" diameter with a 2" diameter rose. Original brass pulleys are extant for all windows. No manufacturer for the hardware could be found.

Hardware for the garage doors is original and extensive (Photo NC-407-AE-7). Each door has three 1'-11" cross-garnet hinges and a 10"x 2½" handle on both sides of the door; the inside handle is on the middle stile of the door. An extension bolt is located at the top and bottom of the meeting stile of each door; the top bolt is 1'-3" long and the bottom bolt is 1'-½" long. A spring door closer, 2'-11" long and 2" in diameter, is located at the top of each door. There is a clasp lock (Photo NC-407-AE-8) on the exterior side of every door that is 1'-0" long and has a 1½"x 5" receiver.

8. Mechanical Equipment:

- a. Heating, Air Conditioning, Ventilation: The boiler room on the north end of the garage has a No. 2 Ideal sectional boiler by Ideal Company; the boiler is 2'-2" in diameter. A furnace that measures 2'-10"x 3'-0" and 4'-10" tall is located next to the boiler. There are two gauges for the boiler, one is manufactured by the American Radiator Company, patent July 1916, and the other is manufactured by the Honeywell Corporation in Minneapolis. A brick coal storage bin is located outside in front of the north wall of the boiler room; the bin is made of the same brick used in the facades and other additional bricks. The bin is 5'-9" wide and 13'-7" long; walls are 9" thick, and its height is undetermined, as the bottom is covered with decomposed vegetation. There is remaining coal in the bin.

The heating system in the garage is an original radiator system. Three 2'-4"x 9'-0" radiators are located on the ceiling of the garage. One is located between each set of garage doors and is hung by 3" diameter bolts, 5" from the garage ceiling. The radiators are insulated with asbestos and have 3" pipes that connect the radiator to the boiler room and, seemingly, the

second floor apartment. There are no radiators in the second floor apartment.

- b. **Lighting:** An exterior lamp is located above each garage door (Photo NC-407-AE-9). One original is still extant, but the north light has been replaced with a modern halogen lamp. The lantern is located 1'-2" above the center of the garage door and is a 1'-0" tall craftsman style lamp with milk glass. The original lighting is still extant in the garage; it is composed of two 8" diameter, 3½" deep fixtures that hang 5½" below the garage ceiling. The apartment entranceway has a 4½" diameter porcelain light fixture. All other fixtures are original, and no manufacturer is indicated.
- c. **Plumbing:** Most plumbing fixtures in the bathroom are original (Photo NC-407-AE-14). The toilet, dated July 31, 1989, is not original; the tub and sink, however, are original. The tub measures 5'-6" x 2'-6" x 1'-4½" deep with a 4" rim; it is located in the southeast corner of the bathroom and its free corner is rounded. Three handles for the tub are located on the east wall at the center of the tub; one is for cold water, the center is a tub stopper, and the third is for hot water. The porcelain cross handles have a nickel plated center and are located 7½" above the bathtub. The water spout is located at the south end of the tub.

The bathroom sink, located in the northeast corner of the room, is 2'-½" x 1'-9" with a 7" backsplash, all one cast unit. Two original faucets for hot and cold water have porcelain lever handles.

The kitchen sink (Photo NC-407-AE-13) is located in the northeast corner of the room, and measures 6'-1" x 1'-8". The unit has a central sink with drain boards to either side; the sink is 2'-2" wide, and the drain boards are each 2'-½" wide. There is a 1'-1" backsplash along the wall, into which the faucet is set. The faucet is a mixing faucet with 3" lever handles, a 5" spigot, and a 5" x 3" soap dish. The sink still retains its original 3" cast iron legs. The entire unit is cast iron with a porcelain enamel and still retains its original cast iron legs. The cabinet below the sink is not original. A towel rack, located 2'-8" above the sink on the north wall is 1'-10" long and 3" tall; the ½" towel bar is 1'-7" long.

- d. **Fixtures:** Original fixtures are still extant in the building. The original electrical entrance is on the south facade above the east window, although the present electricity comes to the building underground. External electrical outlets have been added in many rooms.
9. **Original Furnishings:** There is a cabinet on the south wall of the garage. The cabinet is 4'-0" wide, 1'-10" deep, and has a work surface 3'-0" above the floor that contains a galvanized sink, which measures 2'-6" x 1'-6" and 6" deep with a pumping fixture. The countertop is composed of various width planks, 1¾" thick.

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There are two drawers under the cabinet with 1'-5 $\frac{3}{4}$ " x 6 $\frac{3}{4}$ " fronts. The cabinet has two 1'-10" x 4'-0" bi-fold doors above with 1'-5 $\frac{3}{4}$ " x 3'-8" panels, two fixed shelves are behind the doors.

A mirrored medicine cabinet in the bathroom is original and measures 1'-10" x 2'-4". It has a 1'-7 $\frac{1}{4}$ " x 2'-1 $\frac{1}{4}$ " door with a glass knob. The cabinet is 5" deep and has two glass shelves. It is located above the bathroom sink.

A cabinet in the kitchen is located in the northwest corner of the room, next to the door. It is 4'-5 $\frac{1}{2}$ " long, 1'-1 $\frac{1}{2}$ " deep, and 3'-0" tall. The 5 $\frac{1}{2}$ " baseboard covers the bottom of the cabinet. The cabinet has two drawers and two doors; the drawers are 2'-0" x 8" and the doors are 1'-11" wide by 1'-5" tall. The original drawer pulls are missing, but the 1" door handles, 1 $\frac{1}{2}$ " x 1 $\frac{1}{2}$ " lockset, and 2 $\frac{1}{2}$ " x 1" hinges with balls on the pins are still extant. Originally, there were three shelves above the cabinet, but those are missing.

D. Site:

1. General Setting: The Croatan Garage is located to the east of Croatan (No.54) and northeast of the Paddle Court (No.56).
2. Landscaping, Enclosures: A grouping of sycamores screen the garage from Croatan. Other than that, there does not appear to be a formal planting scheme for the garage. The building is surrounded on the north, south, and west sides by southern magnolias, eastern red cedars, and dogwood.

PART III. SOURCES OF INFORMATION

A. Architectural Drawings: Croatan Garage plans and elevations dated January 28, 1928, drawn by unknown, Hiss and Weeks, Architects, New York, NY; the original drawing is located Archives, Artifact Curation Facility, Cultural Resources Program, Fort Bragg. (Photocopies of existing drawing were taken NC-407-AE-15 & NC-407-AE-16)

B. Historic Views: There are none.

C. Interviews: None

D. Bibliography:

1. Primary and unpublished sources:
2. Secondary and published sources:

Alexander, Frances and Richard Mattson. "Historic Architectural Resources Survey Report: Overhills Tract, Fort Bragg, Harnett and Cumberland Counties, North Carolina, Final Report." Charlotte, NC: Mattson,

Alexander and Associates prepared for US Army Corps of Engineers,
Savannah District, May 2000.

Hood, Davyd Foard. "Overhills Historic District. Nominations to the National
Register of Historic Places" (draft), 1992. On file at the North Carolina
State Historic Preservation Office, Raleigh.

E. Likely sources not yet investigated: None.

PART IV: PROJECT INFORMATION

The Cultural Resources Management Program in the Directorate Public Works at Fort Bragg, North Carolina sponsored this project. The project was completed at the Land and Heritage Conservation Branch of the Construction Engineering Research Laboratory (CERL) part of the United States Army Corps of Engineers, Engineer Research and Development Center (ERDC). The project historian was Adam Smith (CERL). Adam Smith, with assistance from Christella Lai and Jennifer Feucht, produced the architectural description section of the report. Martin Stupich produced the large-format photographs contained in the report. Documentation was coordinated with the Fort Bragg Cultural Resources Management Program through preservation planner Cris Armstrong and architectural historian Michelle Michael. The documentation was completed May 2007.

